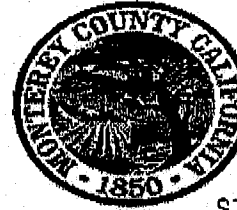


Appendix A
Notice of Preparation

COUNTY OF MONTEREY

**RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 W. ALISAL ST. 2nd FLOOR, SALINAS, CA 93901**

**FILED**

AUG 28 2006

STEPHEN L. VAGNINI

- SALINAS OFFICE: 168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901 FAX: 831.757.9516 PHONE: 831.384.3261
 COASTAL OFFICE (Building Services only) 2620 FIRST AVE., MARINA, CA 93933 FAX: 831.384.3261 PHONE: 831.384.3261
 KING CITY OFFICE (Building Services only) 522 - NORTH SECOND ST., KING CITY, CA 93930 FAX: 831.385.8387 PHONE: 831.385.8315

<http://www.co.monterey.ca.us/pbl/>

**NOTICE OF PREPARATION (NOP)
of a Draft Environmental Impact Report (DEIR) for the
Rancho Canada Village Subdivision Development Application
Proposed by Rancho Canada Partners LLC
County Planning File Number: PLN040061**

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Rancho Canada Village Subdivision (County Planning File Number: PLN040061) proposed by Rancho Canada Community Partners, LLC. The following is a summary of the project's primary components:

- Amendment to the Carmel Valley Master Plan;
- Preparation of a Specific Plan;
- Rezoning to Title 21 to incorporate new regulations allowing mixed use zoning districts and new regulations in the Specific Plan area;
- Standard Subdivision Vesting Tentative Map to create 281 mixed use residential units consisting of: 182 Single Family Dwellings, 64 Town-homes and 35 Condominiums/Flats and three park sites
- Use Permit to allow development in the Floodway;
- Approximately 31 acre Habitat Preserve (Open Space)
- Grading/Importation of approximately 200,000 cubic yards (cut /fill) of soil; and
- Development of Public Facilities and Installation of Infrastructure

The site of the proposed development is comprised of five parcels. Currently, the subject area is being utilized as a 18 hole golf course. The only structures on the site are a restroom facility, proposed for removal and a cart bridge, to be incorporated into the proposed trail plan.

Attachment 1 provides a project overview with more detail of what is to be included in the EIR. The County of Monterey requests you written comments regarding the scope and content of the environmental information to be addressed in the EIR for the Rancho Canada Village Subdivision project. In accordance with CEQA and County procedures, your agency is requested to provide a written response to this NOP within the 30-day NOP review period between **August 30, 2006** and **September 29, 2006**. The County will incorporate relevant issues and information into the Draft EIR as identified in the NOP and NOP responses throughout the EIR process.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of an Initial Study is not attached.

Please identify a contact person for your agency and send your written response to:

County of Monterey
Resource Management Agency
Planning Department
168 W. Alisal, 2nd Floor
Salinas, CA 93901
Attn: Jacqueline R. Onciano

Other contact information: 831.755.5193 (direct line with voicemail) or 831.755.5025 (department phone number),
oncianoj@co.monterey.ca.us (email) or 831.757.9516 (department facsimile)

Jacqueline R. Onciano
Jacqueline R. Onciano
Planning & Building Services Manager

Aug 28, 2006
Date: August 28, 2006

Attachments:

1. Project Overview
2. Vicinity Map

ATTACHMENT 1

Project Location/Land Use Designation:

The project site is located at 4860 Carmel Valley Drive on the south side of Carmel Valley Road, east and adjacent to the City: Carmel-By-The-Sea. The 76 acre area is currently the 18 hole West Course of the Rancho Canada Golf and Country Club. The properties, approximately 76 acres, are bound to the north Carmel Middle School and the Community Church of the Monterey Peninsula; to the south, bisected by the Carmel River, bound by the Palo Corona Regional Park; to the east by the Rancho Canada East Golf Course, and County Club and to the west by residential development.

Land Use Designation:

- Carmel Valley Master Plan Land Use Designation: Public/Quasi-Public
- Monterey County Zoning Ordinance (Title 21) Zoning Designation: PQP-D-S (Public/Quasi-Public -Design Control & Site Review- Overlays).

Background/Project Description:

The proposed project application consists of a Combined Development Permit for the creation of a new, approximately 281-unit, sustainable mixed-use residential neighborhood. The elements of the design proposal include a mix of "Smart Growth" and "Traditional" neighborhood principles that involve the incorporation of established shopping facilities, schools, open space, and churches. Additionally, the development proposal attempts to meet the need for affordable housing in Carmel Valley. Fifty percent of the homes (140 units) are proposed to be deed-restricted as Affordable and Workforce units (per the pricing and eligibility requirements of Monterey County's Housing Ordinance). The proposed project also includes an extension of Rio Road.

HOUSING TABLE	
Rancho Canada Village Subdivision	
Planning File No. PLN040061	

Type of Dwellings	Proposed Number of Dwelling Units
Single Family Dwellings	182
TownHomes	64
Appartments/Flats	35
Total	281

Proposed Dwelling Units to be Deed Restricted as Affordable & Workforce Units (50%)	Proposed Number of Dwelling Units
Very Low-Income (6%)	16.8
Low-Income (6%)	16.8
Moderate Income (8%)	22.4

Work Force I & II (30%)	84
Total	140

Rancho Cañada Community Partners LLC (the applicant) has applied to the County of Monterey (County) for approval of the following:

- General Development Plan Amendment to allow the preparation of a Specific Plan
- Amendment to the Carmel Valley Master Plan
- Rezoning to Title 21 to incorporate new regulations allowing mixed-use zoning districts and new regulations in the Specific Plan area
- Combined Development Permit consisting of a Vesting Tentative Standard Subdivision to create 281 mixed-use residential units consisting of single-family dwellings, townhomes, and condominium/flats

Subdivision of 76 Acre Parcel	Acres
Parcel A (Condominium (Apartments)/Flats)	1.46
Parcel B (Improved Park)	0.41
Parcel C (Improved Park)	0.47
Parcel D (Common Area)	0.35
Parcel E (Common Area)	.05
Parcel F (Improved Park)	2.09
Parcel G (Habitat Preserve)	31.35
Parcels H (Golf)	4.43
Subdivision into lots residential lots	36.11
Total Acres	76.4

PROPOSED SUBDIVISION TABLE
Rancho Cañada Village Subdivision
Planning File No. PLN040061

Lot Size Summary	Number of Units
Condominiums	35
25 foot lots	64
30 foot lots	67
40 foot lots	39
50 foot lots	47
55 foot lots	28
Custom	1
Total	281

- Use Permit to allow development in the floodway and construction of a levee

- Use Permit for movement/placement of 200,000 cubic yards of soil
- Use Permit for the development of public facilities and installation of infrastructure.

The environmental document is required to be a project-level EIR, providing a basis for the County to make a decision on the applicant's request for approval.

The key issues of concern by subject area are discussed below.

1. **Land Use and Policy Consistency.** The applicant has provided a preliminary policy consistency analysis that will need to be reviewed and finalized to represent the County's assessment of consistency. The project site is not presently designated nor zoned for residential use and the ramifications of changing the designated use and zoning will need to be presented.
2. **Geology and Soils.** The project site is situated between three faults: the Navy-Tularcitos fault to the northeast; the San Gregorio -Palo Colorado fault to the west and the Rinconada fault to the east. Review of the Greater Monterey Peninsula Seismic Hazard Map indicates that the property is bisected by II (Low) and VI (Very High) seismic Hazard Zones. Due to the presence of active faults, the region is considered active. Policy 15.1.3 of the Monterey County General Plan, states that lands within 1/8 mile of active or potentially active faults shall be treated as a fault zone until accepted geotechnical investigations indicate otherwise. A Preliminary Geologic/Geotechnical Exploration was prepared by ENGEO Incorporated, Geotechnical and Environmental Consultants of San Jose, California, dated April 2004. The applicant's consultant, ENGEO Incorporated, has prepared a Preliminary Geologic/Geotechnical Exploration that states that the project is feasible from a geotechnical standpoint. The main geotechnical considerations identified are the potential for earthquake-induced liquefaction, densification, and lateral spreading.
3. **Water Supply.** The applicant's consultant, Balance Hydrologics, has prepared a Preliminary Stormwater Management Plan and a Conditional Letter of Map Revision (CLOMR) that describe changes in project surface and groundwater hydrology, potential flood impacts, and potential water quality impacts. These reports must be thoroughly peer reviewed to adequately address water resource impacts (include flooding/drainage, geomorphology, sedimentation, recharge, and water quality). A key issue of concern is the proposal to place fill within a portion of the designated floodway and the designated flood plain and related flooding and river morphological implications. Additional concerns include the request for the project to not comply with Monterey County Water Resource Agency's standard development requirement for post-project 100-year peak discharge to be no more than pre-project 10-year peak discharge and the project's change in recharge to the Carmel Valley aquifer.

4. **Biological Resources.**

An Initial Biological Assessment, dated April 2004, was conducted by Dale Hameister of Rana Creek Habitat Restoration of Carmel Valley California. The subject property supports the following flora and plant communities: riparian woodland, wetlands, California Bulrush Wetland, Baccharis scrub and non-native vegetation and turf. Additionally, the property was surveyed for suitable habitat for rare or endangered fauna: "Nest of the rare Monterey dusky-footed woodrat (*Neotoma fuscipes lucianan*)," listed as a species of Concern by the California Department of Fish and Game (CDFG) were found off the development site along the Carmel River. Suitable habitat for the California Red-legged Frog (*Rana aurora draytonii*), the Yellow-legged Frog (*Rana boylei*) and the California Tiger Salamander (*Ambystoma californiense*) exist on site. There were no rare or endangered plant species found on site. Key species of concern for the project include those noted as present along the Carmel River including steelhead, California red-legged frog, California tiger salamander, Monterey dusky-footed woodrat, and birds dependent upon riparian vegetation. Sensitive habitats including wetland and riparian vegetation are present on site. The project includes a restoration plan within a habitat preserve along the Carmel River.

5. **Visual Aesthetics.** No visual aesthetics assessment has been prepared, although the applicant has prepared a detailed pattern book with extensive discussion of the aesthetic features associated with Rancho Cañada Village development. Site plans and grading plans are presumed to be available to the consultant for preparation of the EIR analysis. A key subject of analysis is determining whether the relatively higher density residential development, as proposed, would significantly change the aesthetic character of this portion of Carmel Valley.
6. **Traffic.** Policy 39.3.2.1d of the Carmel Valley Master Plan requires deferral of development having the potential to significantly impact the Level of Service (LOS) on any of the twelve identified intersections and road segments of Carmel Valley Road (See Figure B-1 of Environmental Impact Report (EIR) 85-002, Keith Higgins Traffic Report which is part of the EIR for the Carmel Valley Master Plan). The proposed development application will directly impact intersections at State Highway One and Carmel Valley Road, and State Highway One and Rio Road as well as Los Laureles Grade and Carmel Valley Road. Many of the roads segments identified for monitoring and improvements are currently operating at unknown Levels of Service.

In January 2002, the Monterey County Board of Supervisors passed a resolution (Resolution No. 02-024), that requires the denial of "new residential or commercial subdivisions in the Carmel Valley Master Plan area that would foreseeably increase daily traffic on already deficient segments of State Highway One and Carmel Valley Road." A Draft Traffic Study was prepared for the proposed development by Hexagon Transportation Consultants, Inc., dated April 2004. The applicant suggested that traffic volumes generated by the project would be significantly lower than a typical community because of jobs-housing balance assumptions (To the extent allowed by law, the development would target home residents

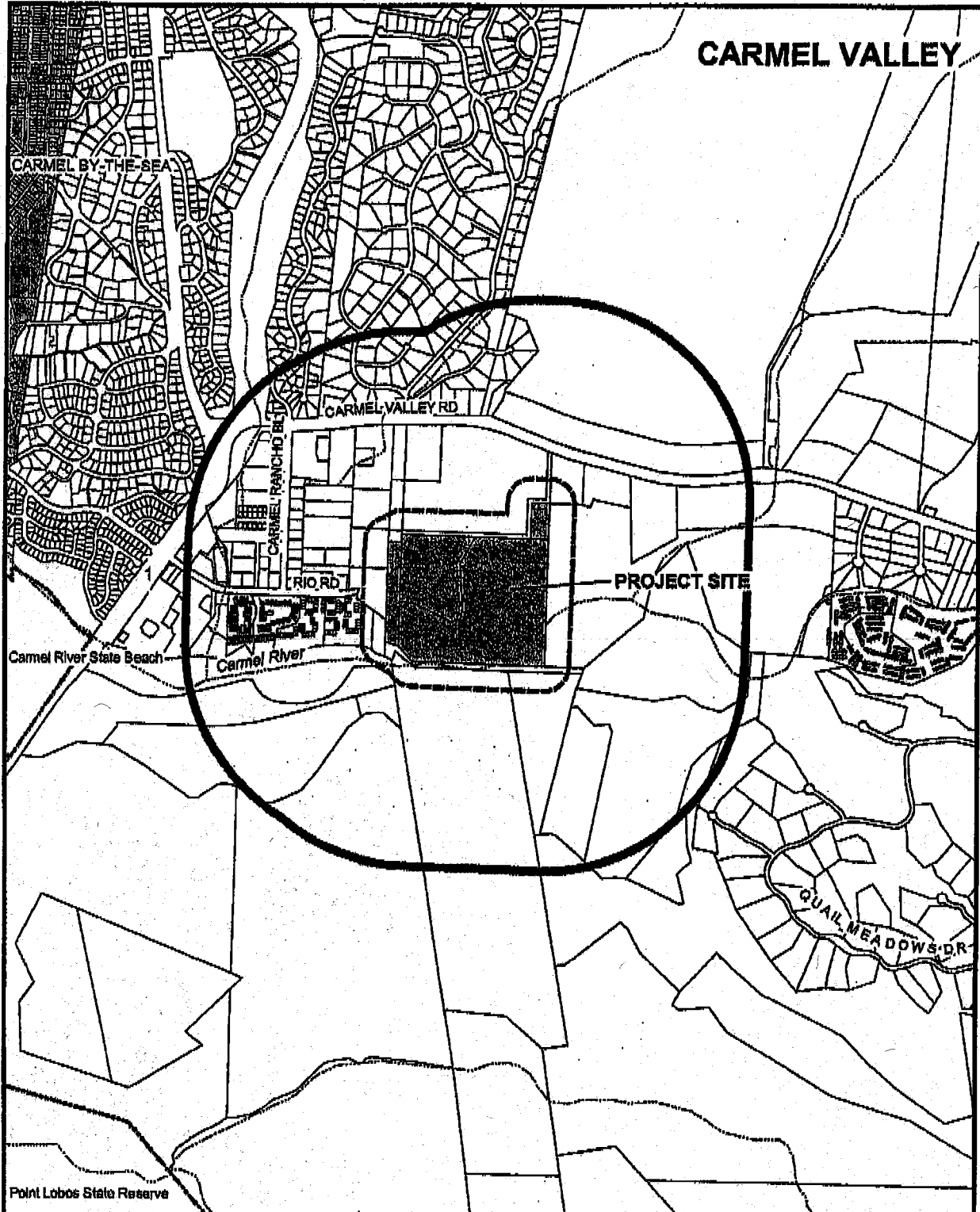
who work in the adjacent school and school district facilities and/or workers employed in the Carmel Valley. The California Department of Transportation has reviewed the study and found the trip generation and distribution assumptions to be neither reasonable nor logical (See attached letter dated July 30, 2004).

In addition to the daily trip generation of the subdivision, the EIR must analyze the impacts of importing 200,000 cubic yards of fill that will be utilized to raise a portion of the proposed residential area out of the floodway. The EIR will compare the effects of importation via the highway versus importation via a temporary bridge/conveyor system. The soil would be imported to the project site from a parcel on south side of the Carmel River.

The applicant's consultant, Hexagon Transportation, has prepared a traffic study for the project. A key assertion of the traffic study is that the project will result in minimal regional traffic increase (or even regional traffic decreases) due to the inclusionary housing component displacing existing regional traffic by low-income workers in Carmel Valley. This conclusion has been questioned by the California Department of Transportation (Caltrans). This traffic study will require likely revision, particularly as it relates to trip generation and distribution. Key areas of analysis are the impacts of the project on Carmel Valley Road and Highway 1, as well as the potential to complete the Rio Road extension as part of the project.

7. **Climate and Air Quality.** Diesel toxic air contaminants (TACs), which have been of increasing interest on the part of the MBUAPCD will need to be analyzed.
8. **Public Services and Utilities.** The application proposes to convert an existing golf course to residential use. The water balance assumptions put forth by the applicant suggest that there would be a net surplus of water from this conversion. The application proposes to use water from an existing well that supplies the Rancho Cañada golf course and asserts that the project will result in a net savings of water over current golf course use. This will be an important issue to be addressed in the EIR. Additionally, the project will increase demand for public services such as schools, police, fire, and emergency response and utilities such as water supply, wastewater collection and treatment, energy, and communications. The project will also provide new public open space/park land in a 31.35 acre area along the Carmel River along with connections to existing and future Carmel Valley trails.

ATTACHMENT 2



APPLICANT: LOMBARDO LAND GROUP I LP

APN: 015-162-017-000M

FILE # PLN040061



300' Limit



2500' Limit



City Limits



PLANNER: ONCIANO